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Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number BRAD D. KRASNOFF, State Bar No. 125065 SCOTT LEE, State Bar No. 204564 LEWIS BRISBOIS BISGAARD & SMITH LLP 221 N. Figueroa Street, Suite 1200 Los Angeles, CA 90012-2601 T(213) 250-1800 F(213) 250-7900	FOR COURT USE ONLY 02 NOV 12 PM 3:31 CLERK, U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY _____ DEPUTY CLERK
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	CASE NO.: LA02-17013-SB
In re: PETER E. LOCKE, <div style="text-align: right;">Debtor(s).</div>	

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: December 10, 2002	Time: 11:00 a.m.
Location: 255 East Temple Street, Ctrm 1575, Los Angeles, CA 90012	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: November 26, 2002

Description of Property to be Sold: A parcel of residential real property located at 9800 Creemore Drive, Tujunga, California 91042 (the "Creemore Property").

Terms and Conditions of Sale: On an "as is" basis and subject to overbid according to the overbid procedure set forth herein below.

Proposed Sale Price: \$299,500.00 subject to overbid

Overbid Procedure (If Any): See attached.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):

Brad D. Krasnoff, Esq.
Lewis Brisbois Bisgaard & Smith LLP
221 N. Figueroa Street, Suite 1200
Los Angeles, CA 90012-2601
Tel (213) 250-1800 Fax (213) 250-7900

Date: November 8, 2002

January 2001 **COPY**

ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Creemore Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including Serje and Janette Aidinian (individually and/or collectively referred to hereinafter as the "Buyers") and Garen Arzoomanian ("Arzoomanian")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (except for the Buyers and Arzoomanian) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to the Trustee in the amount of ten thousand dollars (\$10,000.00). The foregoing \$10,000.00 deposit shall not be refundable if the party subsequently is unable to complete the purchase of the Creemore Property;

c. The bidding for the Creemore Property shall begin at three hundred thousand dollars (\$300,000.00) or some other sale price designated by the Court at the hearing on the Motion, without any conditions or credits, with overbids being made in minimal increments of five hundred dollars (\$500.00); and

d. Each party (including the Buyers and Arzoomanian) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within thirty (30) days from the date of entry of an order granting the Motion, whichever is earlier. In the event that the Buyers are not the successful bidder of the Creemore Property, then the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.